

AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF ROANOKE
COUNTY, VIRGINIA, HELD AT THE ROANOKE COUNTY ADMINISTRATION
CENTER ON TUESDAY, SEPTEMBER 22, 2015

**RESOLUTION 092215-2 APPROVING AND ADOPTING AN
AMENDMENT TO THE COMPREHENSIVE PLAN FOR ROANOKE
COUNTY, VIRGINIA IDENTIFYING DESIGNATED GROWTH AREAS**

WHEREAS, on September 1, 2015, the Planning Commission held a public hearing on an amendment to the Comprehensive Plan identifying designated growth areas, after advertisement and notice as required by Section 15.2-2204 of the Code of Virginia, and on September 1, 2015, adopted a resolution recommending that the Board of Supervisors review and adopt a revised Comprehensive Plan for Roanoke County; and

WHEREAS, on September 22, 2015, the Board of Supervisors held a public hearing on an amendment to the Comprehensive Plan identifying designated growth areas , after advertisement and notice as required by Section 15.2-2204 of the Code of Virginia; and

WHEREAS, Roanoke County, Virginia, has a long and successful history of community planning that has emphasized citizen involvement and participation; and

WHEREAS, Section 15.2-2223 of the Code of Virginia requires that the Planning Commission of every jurisdiction shall prepare and recommend a comprehensive plan for the physical development of their jurisdiction; and

WHEREAS, the Planning Commission has reviewed and recommended an amendment to the Comprehensive Plan for Roanoke County identifying designated growth areas and adding State code references to satisfy criteria for transportation project funding and said plan has been prepared in accordance with Sections 15.2-2223, 2224, and 2229 of the Code of Virginia; and

project funding and said plan has been prepared in accordance with Sections 15.2-2223, 2224, and 2229 of the Code of Virginia; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Roanoke County, Virginia as follows:

1. That the Comprehensive Plan is hereby amended by identifying designated growth areas on existing maps, text and land use designations and adding State code references in order to satisfy criteria for transportation project funding.

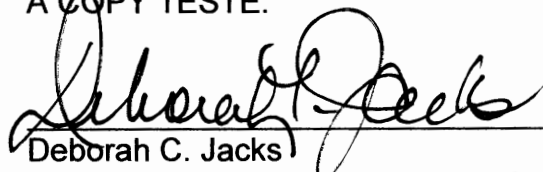
2. That this resolution is effective from and after September 22, 2015.

On motion of Supervisor Peters to adopt the resolution, and carried by the following roll call and recorded vote:

AYES: Supervisors Moore, Bedrosian, Church, McNamara, Peters

NAYS: None

A COPY TESTE:


Deborah C. Jacks
Chief Deputy Clerk to the Board of Supervisors

cc: David Holladay, Planning Administrator

County can only be achieved if needed capital facilities improvements are timed and coordinated to accommodate future growth. Conversely, it must be recognized that the inefficiencies of providing these same public services to dispersed rural populations is not in the overall public interest. The provision of public facilities and services requires significant public funding for construction, operation and long-term maintenance. The County should ensure that the highest benefit is provided to County citizens in exchange for this cost.

In order to achieve the stated growth management goals, future emphasis should be placed on providing public service delivery to those designated growth areas where future development should be directed. To accomplish this, public facilities and services should be provided at a much higher level in these growth areas than in the non-growth or rural areas.

LAND USE RECOMMENDATIONS FOR DESIGNATED GROWTH AREAS

Primary designated growth areas - those areas currently served by public water and sewer and where the majority of new growth should be encouraged - include the following land use designations: Principal Industrial, Core, Transition, Development, ~~and~~ Neighborhood Conservation, Economic Opportunity, Suburban Village, University, Glenvar Village and Mixed Use.

Future designated growth areas – those areas adjacent to primary growth areas where outward growth over the next 5 years should be accommodated – include the following land use designations: Development and to a limited extent Village Center.

These primary and future designated growth areas are consistent with the intent of Commonwealth of Virginia Code 15.2-2223.1, which describes urban development areas in local comprehensive plans. A map of Designated Growth Areas in Roanoke County is shown on page III-49.

These designated growth areas must be attractive places to live and work. Development in these areas should be more efficient and at higher densities than in the past in order to help prevent sprawl development and keep suburban development patterns from encroaching into rural areas. The continuation of low-density suburban areas should not be encouraged in designated growth areas. Design strategies should be developed to ensure that these designated growth areas are harmonious with surrounding areas but may include different uses and different densities than those surrounding areas. Careful design of these designated growth areas should result in development that is beneficial to the community.

1. The majority of new residential growth in the County should be in designated primary and future growth areas.
2. Development within the growth areas should have public water and sewer.

Designated Growth Areas



- Proposed Designated Growth Areas
- 1) I-81/Glenvar/Hollins
 - 2) Route 460 East/Bonsack
 - 3) Route 24/116/Vinton/Mount Pleasant
 - 4) Route 220 South/Clearbrook
 - 5) Route 419/221/Cave Spring/Windsor Hills
 - 6) Village Centers

Designated Growth Areas

Future Land Use Designations

- Village Center
- Neighborhood Conservation
- Development
- Transition
- Core
- Principal Industrial
- Economic Opportunity
- Suburban Village
- University
- Glenvar Village
- Mixed Use

1 inch = 2 miles

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